146.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,900 / 825,900
					USE VALUE:	825,900 / 825,900
					ASSESSED:	825,900 / 825,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY CATHERINE/JOHN
Owner 2:	
Owner 3:	
Street 1:	23 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GEARIN WILLIAM J & ANN L -
Owner 2:	-
Street 1:	23 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 2136 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4935.000	371,500		454,400	825,900
Total Card	0.113	371,500		454,400	825,900
Total Parcel	0.113	371,500		454,400	825,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.66 /Parcel: 386.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96443

GIS Ref

GIS Ref

Insp Date 04/19/18

!11474!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	371,500	0	4,935.	454,400	825,900		Year end	12/23/2021
2021	101	FV	360,500	0	4,935.	454,400	814,900		Year End Roll	12/10/2020
2020	101	FV	360,500	0	4,935.	454,400	814,900	814,900	Year End Roll	12/18/2019
2019	101	FV	270,700	0	4,935.	426,000	696,700	696,700	Year End Roll	1/3/2019
2018	101	FV	250,300	0	4,935.	352,200	602,500	602,500	Year End Roll	12/20/2017
2017	101	FV	250,300	0	4,935.	323,800	574,100	574,100	Year End Roll	1/3/2017
2016	101	FV	250,300	0	4,935.	295,400	545,700	545,700	Year End	1/4/2016
2015	101	FV	244,300	0	4,935.	289,700	534,000	534,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:34:42

LAST REV

Date	Time
10/13/20	13:24:45
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11474

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEARIN WILLIAM	39372-291		5/29/2003		438,000	No	No		
	11746-673		9/1/1969		25,500	No	No		N

USER DEFINED

Prior Id # 1:	96443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2018	303	Inter Fi	2,000	C				
10/3/2017	1289	Dormers	103,000					
4/4/2014	299	Addition	39,000					
3/21/2014	247	Demoliti	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
11/15/2017	Permit Visit	DGM	D Mann
6/11/2014	Info Fm Prmt	PC	PHIL C
2/24/2009	Entry Denied	372	PATRIOT
9/6/2003	MLS	MM	Mary M
11/22/1999	Meas/Inspect	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4935		Sq. Ft.	Site		0	80.	1.15	9									454,438						454,400	

Total AC/HA:	0.11329	Total SF/SM:	4935	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	454,438	Spl Credit		Total:	454,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14157295
Const Adj.:	0.98990101
Adj $ / SQ:	146.906
Other Features:	105750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456385
Depreciation:	84888
Depreciated Total:	371497

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

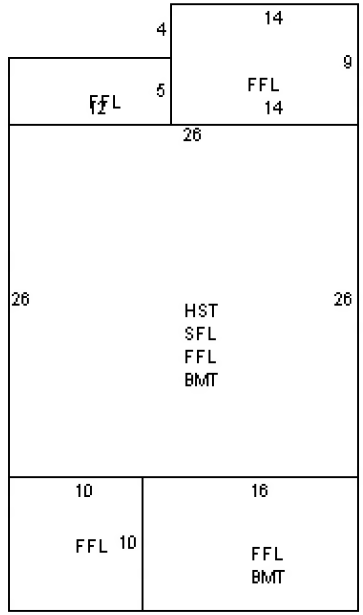
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.91
Special Features:	0	Val/Su Net:	125.00
Final Total:	371500	Val/Su SzAd	173.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,122	146.910	164,828
BMT	Basement	836	44.070	36,844
SFL	Second Floor	676	146.910	99,308
HST	Half Story	338	146.910	49,654

Net Sketched Area:	2,972			Total:	350,634
Size Ad	2136	Gross Area	3310	FinArea	2136

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

146.0-0006-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	